

City of Fayetteville
Regular Mayor and City Council Meeting
Minutes
January 19, 2006

Call to Order

The Mayor and City Council of Fayetteville met in regular session on Thursday, January 19, 2006 at 7:30 p.m. in the Council Chambers at City Hall. Mayor Steele called the meeting to order, and led those attending in the Pledge of Allegiance to the Flag. Council members present were: Glenn Brewer, Larry Dell, Paul Oddo, Jr., Wilson Price, and Walt White. Staff members present were City Manager Joe Morton and City Clerk Judy Stephens.

Dell moved to approve the minutes of the Regular Council Meeting of January 5, 2006. Oddo seconded the motion. The motion carried unanimously.

Public Hearings:

Mayor Steele called 2nd Reading on Proposed Ordinance #0-1-06 Rezoning Request from Brent Scarbrough to rezone 18.98 acres; property located in Land Lot 166 of the 5th District along Georgia Highway 314 and White Road from C-3 (Highway Commercial) to DR-15 (One & Two Family Residential).

Eldridge Gunn, City Planner stated the applicant is proposing to rezone approximately 19 acres on Hwy. 314 from C-3 to DR-15 to allow for the development of 60 single-family detached homes. The property will be developed as a PUD. The property surrounds an existing dental office and the applicant proposes to provide a planted berm, along with fencing, in place of the required 30 foot buffer distance between the proposed development and the office.

The current C-3 zoning of the property allows for a number of uses that, although appropriate for fronting onto Highway 314, may not be as compatible with the residential properties to the rear of the site. The intent of the applicant is to provide a step down between the adjacent residential uses to the rear and the potential future commercial uses that would be permitted in the area under the existing zoning. The City of Fayetteville's Comprehensive Plan Future Land-Use Map designates this site for office development. The proposed DR-15 zoning is a higher density residential development than the Clairmont and Neal's Trace communities behind it, but it is a less intensive development than the development that could occur under the present zoning of the property. Also, one of the goals of the City has been to keep more intensive commercial uses on the east side of Hwy. 314 as much as possible and away from the residential developments on the west side of Hwy. 314. To the west of the subject property are the Clairmont and Neal's Trace subdivisions, zoned R-22. The neighboring property to the north is zoned C-2. The neighboring property to the south, is zoned R-40. To the east, across Highway 314 is zoned C-3 and C-4.

This property has been discussed several times in the past and the applicant is aware of the drainage problems in the area. The applicant is also proposing that these drainage issues could be addressed during the process of developing the proposed homes.

Bob Rolader, representing this property appeared before council and advised they have addressed all the drainage issues the public had concerns about and also addressed the intersection concerns. Mr. Rolader also stated he would be marketing this property as an empty nester community.

May McCray asked several questions concerning trees along the boundary lines of the property on the west side.

Mr. Rolader advised trees would be planted along the west side but not the entire length of the property.

White moved to adopt Ordinance #0-1-06 Rezoning Request from Brent Scarbrough to rezone 18.98 acres; property located in Land Lot 166 of the 5th District along Georgia Highway 314 and White Road from C-3 (Highway Commercial) to DR-15 (One & Two Family Residential) with the following conditions:

- (a) development as a PUD with single-family detached homes
- (b) minimum house size – 1,800 square feet
- (c) minimum lot sizes – 6,600 square feet and minimum 60 feet width
- (d) architectural style and design based on Exhibit “C” (“Sample Homes”)
- (e) detention pond shown east of lots 6, 7, and 8 in the Neal’s Trace subdivision will be constructed only if necessary; and if necessary, will be constructed with a minimum 2% slope in the bottom and not be used for stormwater quality treatment. Also, it will be maintained in a manner that directs water flows through underground stormwater culverts to the detention pond located at the southwestern area of the subdivision away from the aforementioned lots and the Clairmont and Neal’s Trace communities in general.
- (f) The developer will make every effort to utilize rear or side loading garages. In any incident where front loading garages are utilized, the garages will be required to have single bay doors with architectural features consistent with the style of the house.

Dell seconded the motion. The motion carried unanimously.

Consent Agenda:

Mayor Steele called for approval of Consent Agenda:

Items To Be Declared Surplus and authorize Joe Morton, City Manager to sign agreement with GovDeals for auctioning.

Joe Morton, City Manager advised that GovDeals is a service provided by Georgia Municipal Association (GMA) which provides services to various governmental agencies to allow them to sell surplus and confiscated items via the internet. GovDeals has registered and very active buyers in 50 states and 21 foreign countries. With the large volume of buyers, GovDeals can present our items to a large group of highly targeted buyers; therefore, allowing competitive and higher bidding on the items.

Dell moved to approve Consent Agenda and authorized Joe Morton to sign agreement with GovDeals. Price seconded the motion. The motion carried unanimously.

City Manager and Staff Reports:

Joe Morton, City Manager advised that he is pleased to announce that Eldridge Gunn has been named Director of Planning and Zoning. Eldridge has been employed with the City since August of 2001 and has served as Senior Planner and City Planner. As City Planner, he has been managing the planning and zoning department since July 1, 2005.

Joe also advised staff has been working with GDOT to make timing changes to the traffic signals at the 85/54 intersection to help prevent blockage at the intersection and to hopefully move traffic through it better. The left turns from 54 to 85 will not be stacked onto 85 as they have been in the past. Instead, these movements will be cleared through the respective signals. The left turns from 85 onto 54 will be at the end of the cycle instead of the start. These changes were implemented today. We will monitor it for the next few weeks and determine if additional changes are needed.

The Atlanta Regional Commission (ARC) and the Department of Community Affairs (DCA) have approved the first phase of our Comprehensive Plan. Staff will begin the public participation process in February.

Dell moved to adjourn the meeting. Price seconded the motion. The motion carried unanimously.

Respectfully submitted,

Judy Stephens, City Clerk